

## **Topsfield Planning Board**

December 18, 2007

Chairman Morrison called the meeting to order at 7:40 PM. Board members present were Martha Morrison, Janice Ablon, Gregor Smith, Ian deBuy Wenniger, Robert Winship. Roberta Knight, Community Development Coordinator was also present.

**Visitors:** Frank Iovanella, Selectman Dick Gandt.

**35 Main Street ANR:** Frank Iovanella, owner of the property located at 35 Main Street, presented the Board with a plan to subdivide the lot as an "Approval Not Required". He presently has a purchase & sale agreement to sell the front portion of 35 Main Street designated as the new Lot 2A. The plan divides the property (Map 41, Lot 34) into two parcels creating Lot 2A with frontage on Main Street, and Parcel 2B, a non-buildable parcel of land (the back section of the original lot 34, "35 Main Street"). The Board reviewed the plan relative to the Zoning By-law requirements. It was noted that the plan inclusive of locus and key map showed approximately 70 feet of frontage on School Avenue for Parcel 2B. *(NOTE: The Planning Board had previously denied the owner an ANR request for a buildable Lot 2B due to the dispute as to the location of the end of School Avenue. The Planning Board's position is that School Street ends at School Brook. There is an appeal of the Planning Board's 2005 decision on file with the Massachusetts Land Court.)*

The Board noted that it would be willing to endorse the plan if the location of the end of School Avenue is shown to end at School Brook. Frank Iovanella agreed to have his engineer make the requested change to the plan, and in turn, the Board agreed to approve the plan.

Member Gregor Smith made the motion to endorse as "Approval Not Required" a Plan entitled "Plan of Land in Topsfield, MA, Property of James Price Inc. dated December 5, 2007, Prepared by Donohoe & Parkhurst, Inc., Owned by Frank Iovanella showing the division of land on 35 Main Street in the Town of Topsfield, Essex County, Massachusetts into two (2) lots shown on said plan as Lot 2A & Parcel 2B, with the following notations made on said plan: This plan dated December 5<sup>th</sup> will be amended to show the end of School Avenue at School Brook; seconded by Ian deBuy Wenniger; so voted 4-0.

Member Gregor Smith then made the motion to authorize the Chair to sign the Certificate of Action once a majority reviewed and sign the revised ANR mylar plan for 35 Main Street; seconded by Ian deBuy Wenniger; so voted 4-0.

**Note:** Member Robert Winship, an abutter to the property located at 35 Main Street was not present during the deliberation of the ANR process. Mr. Winship arrived at 8:12 PM.

**Joint Meeting:** The joint meeting of the Planning Board and Master Planning Committee to discuss zoning amendments for the new Business Highway North District was postponed until the January 15 meeting.

**EHD Proposals:** The Board discussed the need for the developers of the two proposed Elderly Housing Districts to schedule information meetings in February 2008 concerning their respective elderly housing developments.

The Board then had a discussion concerning the New Meadows Golf Course development. The developer is requesting that the entire golf course become an elderly housing district with easements for the 24 units. The golf course is presently assessed as recreational chapter land providing open space. The members voiced their individual concerns as to how to limit development to the 24 units. The Board discussed building in a limit for the number of units for each new development by requesting the developer to present a site plan for town meeting approval that would then bind the development to the number of units in said site plan. The Board will need to discuss a method to limit the number of EHD units with Town Counsel.

**Minutes:** Member Bob Winship made the motion to approve the minutes of December 4, 2007 as amended; seconded by Jan Ablon; so voted 4-0. Member Ian deBuy Wenniger abstained

**Correspondence:** The Board reviewed the correspondence concerning the Rytman property- proposed gift of land; 183 Ipswich Road – renewal of accessory apartment; and the Town Clerk’s notice of appeal expiration for 1 Mansion Drive accessory apartment special permit.

The meeting was adjourned at 9:09 PM.

Respectfully submitted,

Roberta M. Knight  
Community Development Coordinator